

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	9705	Agenda Number	19.
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Meeting Date:	10/6/2011	Department:	Planning and Development Review
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Subject

Approve an ordinance regarding a Managed Growth Agreement with River Place Pointe LP, Pacifica Riverplace LP, and United Heritage Credit Union, for the 22.84 acre tract located at 10815 Ranch Road 2222, known as the River Place Center, site plan SP-2007-0561C(XT2).MGA.

Amount and Source of Funding

Fiscal Note

There is no anticipated fiscal impact. A fiscal note is not required.

Purchasing Language:	
Prior Council Action:	
For More Information:	George Zapalac, 974-2725; Sue Welch, 974-3294
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

Section 25-1-540, Managed Growth Agreements, of the City Land Development Code states that an applicant may request the City Council to enter into a Managed Growth Agreement for planning and developing large projects, long term projects or any project which has special benefits in the public interest. The agreement may extend the expiration date for the project completion.

This action will authorize negotiation and execution of a Managed Growth Agreement with River Place Pointe LP, Pacifica Riverplace LP, and United Heritage Credit Union for River Place Center site plan located at 10815 Ranch Road 2222, and consisting of 22.84 acres. The site plan consists of six phases with five buildings, including medical/administrative offices, hotel, financial services, and restaurant uses, with parking and other associated improvements. Utility mains, driveways, and a water quality facility have been completed, and one building is currently under construction.

The applicant's request will extend the site plan expiration date five years to October 3, 2016. Staff has evaluated the proposal with respect to §25-1-540 and recommends approval of the Managed Growth Agreement because it meets

the code requirements for large, long term projects.